

**BUY BRONX LOTS****AT GOOD PRICES**

**Small Investors Make Success of Offering of West Side Property.**

**BUILDERS BUY ON HEIGHTS**

Auction sales of vacant property held recently in various parts of the greater city have demonstrated that there is a good demand for such property. What may be considered the most important sale of that kind held this year was conducted yesterday at the Vesey Street Salesroom and resulted in the selling of 146 lots in the west Bronx for a total of \$199,665, or an average of \$1,367 a lot. Bryan L. Kennedy held the sale for the Upland Realty Company of its property consisting of 171 lots on Macombs road, Shakespeare avenue, Jesup avenue and 172nd street in the vicinity of the Washington Bridge Plaza. Twenty-five of the lots were not offered.

More than 400 men and women were on hand to bid for the property, which according to the auctioneer, brought pretty good prices. The owners were most enthusiastic regarding the success of the sale. The property was sold because of a due mortgage and to save the equity. A number of small lots and over 200 lots were offered at private sale.

When the sale was conducted, it was

believed that the lots would bring

more than \$1,000 each.

The largest lot in the sale was the

Aspinwall lot and a frame dwelling

at the southwest corner of Jesup

avenue and Featherbed Lane. This was

urchased by Elizabeth Griggs for \$13,569.

The corner of Featherbed lane and

Macombs road lots up near Featherbed lane brought from \$2,400 to \$2,725,

while those further to the south brought from \$900 down to as low as \$600, but these were short lots. On the east side of Jesup place, prices ranged from \$1,125, while lots in the same price bracket brought from \$375 to

200 feet sold for from \$925 to

\$1,400. From \$845 to \$1,300 was the

range of prices on the west side of Jesup place, and Shakespears avenue lots brought from \$715 to \$1,525. Hartmann and Maurer-Mandbaum paid \$11,000 for a lot at Featherbed lane and Jesup avenue.

These operators were about the largest individual buyers at the sale. Others who took prominent part in the bidding and buying were Thomas C. O'Connor, Mrs. F. St. John, Joseph M. James, H. S. Hill, W. Horn, George Callahan, Mr. John Schep, John J. McNaughan, John J. Foley, A. Gehrbardt, M. Walters, W. A. Staller, H. Berwaldt, Klein, E. Gobbe, D. J. Killian, Michael Klein, John Russell, Arco Realty Company, John C. Watt, Fred Cook, J. N. Ready Company, R. J. Horn, George Callahan, Pease & Elliman, E. Glynn, A. G. Farley, J. E. Farrel, Dr. Alfred Perges, Lowenthal & Prager, Joseph Loeb, Isidor Katz and Alexander Angelino.

**BUSINESS SPACE RENTED.**

**Tenant for Front St. Warehouse—Lofts and Stores Taken.**

William Demuth & Co., manufacturers of smoking pipes, have been located for sixteen years at Broadway and Spring street, have taken a large amount of space in the new building at 160-162 Broadway, to be occupied by the New York Building and Construction Company, James Sheehan president, at a cost of \$30,000, from plans by William Koppe. The Steinberg Avenue corner house will cost \$55,000 and will be built by the Schaefer & Glynn Construction Company on a plot 66x184 ft. 3 from planes by Moore & Landisiedel.

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**SITES FOR HEIGHTS PLATS.**

The Nelson Company has sold for David Zupkin to the Mose Goodman Corporation, Aaron Goodman, president, the plot 100x50 on the south side of 18th street, 125 feet east of the southwest corner of St. Nicholas Avenue.

They are preparing to make the necessary improvement of the site with two six-story apartment houses to be ready for occupancy on January 1.

**REPORTED THEATRE DEAL.**

Gustave Busch is reported to have sold 205, 206 and 207 West Ninety-sixth street, three five-story flats on plot 82x168. The report could not be confirmed. In connection with this report another story was heard that this property is to be incorporated with that holding 206 and 208 West Ninety-sixth street, owned by the Interborough Rapid Transit Company, into a site for an uptown Keith theatre. Morris Goodman, head of the Claremont Company and attorney for the Keith interests, said yesterday that the report was erroneous so far as he was concerned. He said he is the buyer of the Ninety-fifth street plot, and that there is in intention of improving the Ninety-sixth street site with a playhouse.

**NEW EAST SIDE MOVIE.**

Joseph P. Day has sold for St. Elizabeth Industrial School the property known as 235-237 East Fourteenth street, on a plot 52x103, between Second and Third avenues. The name has been used in connection with the institution for the last few years. The school is to remain in the building.

It is to be used for the

education of colored children.

John J. Kavanagh has leased the three story dwelling at 75 East Ninety-first street to Miss Sarah Kearney for a term of years.

Children have leased the

four-story dwelling at 111 West Sixty-ninth street to Adele E. Walsh and 158 West Seventy-sixth street, a four story house, to Nellie Rosa.

**Renting Country Homes.**

Kenneth Ives & Co. have rented, the country estate of Mrs. Charles J. Gould, at Tarrytown-on-Hudson, to Allan S. Lehman for a term of years. The property contains about eight acres, with fine residence, stable, garage, gardens, etc.

Fish & Marvin have rented furnished for the summer the Sidney A. Bean property on King Street at Greenwich, Conn., to O. J. Gude of the O. J. Gude Company of the city. The property consists of a Colonial house, outbuildings and ten acres of land.

Edward P. Hamilton & Co. have leased for three years the Frederick Butterfield residence at 119 Cleveland Street, Orange, N. J., to Dr. J. E. Sheehan.

Wifred Vian has leased for the summer the estate of Messmire Kendall on Little Neck Bay, Bay Side, L. I., known as Los Olmos, which was formerly owned by Clay M. Greene, the playwright. Mr. Vian is a resident of Paris.

**To Appraise Rupert Estate.**

Surrogate Fowler has appointed Henry Brady to appraise the estate of Jacob Rupert.

**To Oppose Encumbrance Yard.**

Manhattan's Fourth and Seventh ward residents and owners will appear before the City Hall to protest against an encumbrance yard being placed under the Manhattan Bridge on the block between Monroe and Madison streets.

**Mechanics' Liens.**

Manhattan—P. M. Morris Goldstein and M. Newman, owner Isaac Schwartz, contractor, \$1,850.

John S. Schubert, owner and contractor, \$100.

AMSTADT, A. V. 160—Jacob Spelman, David E. Neuman, owner and contractor, \$125.

**Bronx.**

HORNICK, Solomon, owner and contractor, \$100.

**Huntington Acreage Deal.**

Ward & Ward have sold for Allison Lowndes a tract of about twenty

acres between Huntington and High Hill, L. I., to Mr. Bryce of Manhattan.

**West Orange Dwelling Sale.**

Edward P. Hamilton & Co. have sold for J. R. Heath of Chicago 94 Hillside Avenue, West Orange, N. J., a modern residence and stable.

**Adv. Man Buys Apartment.**

K. E. Bennett, president of W. P. P. Hull & Co. advertising concern, is the buyer of the nine-story apartment at 178 East Sixtieth street, sold on Tuesday by S. Morrill Banner and William Levy, through Pease & Elliman.

**214 Subway Lots \$135,565.**

It was about 2 o'clock yesterday morning when the sale of Borough Park lots, held by the Brooklyn Academy of Music, was completed. The auctioneer, who had listed 231 lots, the last of the holdings of the old Borough Park Company, pioneer developers of the section, and two houses. The houses were sold early in the sale. The lots, however, did not go rapidly nor were they all taken as expected. When the Joe Johnson, Jr., auctioneer, decided to stop the sale at 214 lots had been struck for \$135,565, which is an average of a little more than \$633 a lot, a price said to be the highest ever offered for the lots. The lots not offered were some of the best, being located on Macombs road, Shakespeare avenue, Jesup and 172nd street in the vicinity of the Washington Bridge Plaza. Twenty-five of the lots were not offered.

More than 400 men and women were on hand to bid for the property, which according to the auctioneer, brought pretty good prices. The owners were most enthusiastic regarding the success of the sale. The property was sold because of a due mortgage and to save the equity. A number of parcels were sold at private sale.

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**Building Up East Bronx.**

The Hampt Building Company, Julius Hupp president, has filed plans for a \$1,000,000 store one story high to cover a plot 111x110 at the southwest corner of Forest and St. Nicholas avenues. Lucas, architect, the architect of Macombs road, has agreed to build the building.

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